

ORDINANCE NO. 2014-37

Amend Zoning Ordinance

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R3779A-15 and R3781A-15 were referred to the Jefferson County Planning and Zoning Committee for public hearing on January 15, and Petitions R3784A-14, R3785A-15, R3786A-15, R3787A-15, R3788A-15, R3789A-15, R3790A-15, R3791A-15 and R3792A-15 were referred for public hearing on February 19, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

FROM A-1, EXCLUSIVE AGRICULTURAL TO I, INDUSTRIAL

Rezone 1 acre of PIN 026-0616-0631-000 (33.522 acres) for its inclusion with adjoining property already zoned Industrial. The site is near **W2355 USH 18** in the Town of Sullivan. This approval is conditioned upon recording of a deed transfer document for the area to be added to the existing I zone, or recording of the deed transfer document and final certified survey map for reconfiguration of the zone. (R3779A-15 – Breakout Investments/Thomas & Leigh Cheesebro Property)

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

Rezone 5.3 acres of PIN 026-0616-3413-000 (28.542 acres) which will allow request for conditional use for storage of landscaping and grading equipment at **W1062 CTH CI** in the Town of Sullivan. A condition of approval calls for approval and recording of a final certified survey map for the lot. (R3784A-15 – Steve Smith/Richard Smith & Jessica Duncan Property)

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND N, NATURAL RESOURCES

Rezone 14 acres of PIN 004-0515-1821-001 (15 acres) from A-1 to A-2 and N. This will negate the previous approval for R3731A-14 which requested a Natural Resource zone over the entire 14 acres. The site is on **Heyse Drive** in the Town of Cold Spring. Rezoning is conditioned upon approval and recording of a final certified survey map for the property. (R3785A-15 & R3786A-15 – Mark Hildebrand/Mark Hildebrand & Paul Redenius property)

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL AND RURAL RESIDENTIAL

Create a 2.8-acre A-3 zone utilizing consolidation of parcels of record on **PIN 024-0516-0144-003** (31.33 acres). The site is in the Town of Palmyra near **W149 Hooper Road**. This utilizes the last available A-3 zone from PINs 024-0516-0141-000 and 024-0516-0144-000; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems and upon approval and recording of the final certified survey map for the lot. (R3781A-15 – John & Nancy Burton)

Rezone to create a 2.5-acre farm consolidation lot at **N5315 Harvey Road** in the Town of Aztalan from PIN 002-0714-3044-000 (40 acres). This action is conditioned upon approval and recording of a final certified survey map for the lot. (R3787A-15 – Dennis Stilling)

Rezone to create a 2-acre lot around the home at **W5140 East Rapids Road** and a 1.2-acre vacant lot adjacent to it. The sites are part of PIN 014-0614-1334-000 (31.9 acres) and are in the Town of Jefferson. This utilizes the last available A-3 lot for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. Approval is further conditioned upon road access approval by the Town, receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems for the vacant lot, and upon approval and recording of a final certified survey map showing road frontage and access for both lots as indicated by the Town decision. The existing private on-site waste treatment system shall be completely on the lot it serves. (R3788A-15 – Kutz Farms LLC)

Create a 1.2-acre building site on PIN 014-0615-0611-002 (21.457 acres) on **Christberg Road** in the Town of Jefferson. Conditions of approval call for road access approval, receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the lot. The DNR must be contacted for revision of the Managed Forest Law contract. (R3789A-15 – Bennett Brantmeier/Edward & Caroline Soleska Property)

Rezone PIN 006-0716-2044-001 (1.875 acres) owned by Joseph Jr. & Karen Kelly from A-1 to A-3. Rezone 2 acres of PINs 006-0716-2041-002 (19 acres) and 006-0716-2044-000 (36.125 acres) owned by Derek Kramer from A-1 to A-3 to add it to adjoining properties at **N5806 and N5794 Pioneer Drive**. The properties are in the Town of Concord. Rezoning is conditioned upon recording of a deed transfer document for ownership transfer, or deed transfer document and final certified survey map for reconfiguration of the A-3 zoned area. (R3790A-15 – Derek Kramer/Derek Kramer, Joseph Kelly Jr. & Karen Kelly properties)

**FROM A-3, AGRICULTURAL AND RURAL RESIDENTIAL TO A-1,
EXCLUSIVE AGRICULTURAL**

Rezone PIN 006-0716-2044-002 (2 acres) and negate the approval granted to Zoning Amendment R2451A-02 for a rural residential zone on **Pioneer Drive** in the Town of Concord. The existing certified survey map shall be vacated according to Chapter 236 of State Statutes. (R3791A-15 – Derek Kramer)

Rezone 0.56 acre from PINs 026-0616-1442-003 (1.97 acres) and 026-0616-1442-004 (1.175 acres) to reconfigure A-3 lots created by Zoning Amendment R3116A-06. The site is near **Herr Road** in the Town of Sullivan. This action is conditioned upon access approval for Lot 1 by the Town, upon recording of a deed transfer document for change in property ownership, or recording of a deed transfer document and final certified survey map for lot reconfiguration. (R3792A-15 – William Gaugert)

The above rezonings shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date.

Adopted by the Jefferson County Board of Supervisors this 10th day of March 2015.

s/Jim Schroeder
Jim Schroeder
Chair

ATTEST:

s/Barbara A. Frank
Barbara A. Frank, County Clerk

Published this 16th day of March 2015.

Ayes: Voice Vote Noes_____ Abstain: Kannard Absent_____ Vacant_____

Requested by
Planning and Zoning Committee

03-10-15

Deb Magritz: 03-03-15

APPROVED: Administrator: BW; Corp. Counsel: JBW; Finance Director: BL